



POTENTIAL SITE VALUATION(S)

DECISION MAKING LENSE:

- Efficiency / Cost of space
- Effectiveness of service delivery
- Avoiding disruption of service to members
- Does it serve at the intersection of all members
- Does it preserve and/or enhance financial position of the organization
- Liability avoidance





OPTION A: COMPLETE FACILITY RENOVATION

In general, anticipated cost of construction would lead towards economic viability of all NEW construction.

Fundamental program space allocation does not change, though consideration should be given to location of and financial agreement with tenants in portable classroom structures.

OPINION OF CONSTRUCTION COST (range):

Existing total SF = (+/-) 42,163

$42,163 \times \$150/\text{SF} = \$6,324,450.00$

$42,163 \times \$180/\text{SF} = \$7,589,340.00$

Additional Considerations:

- Possible future addition to rear of existing Professional Development Training Room; support spaces, restrooms, administrative, flexible conferencing spaces, etc.

Note1: Basic renovation arrangement may not be attractive for revenue generating outside organizations

Note2: EAST property parcel may be less desirable to a potential buyer due to lack of road frontage at 27.



OPTION B: ALL NEW FACILITIES

Anticipated cost of NEW construction is economically more attractive when compared to the cost of complete facility renovation.

Reduced/right-sized facility total SF (per program verification) will result in lower project cost for all NEW construction.

WEST land parcel likely more attractive to developers due to road frontage and increased visibility.

OPINION OF CONSTRUCTION COST (range):

Existing total SF = (+/-) 42,163

$14,150 \times \$200/\text{SF} = \$2,830,000.00$

$10,300 \times \$250/\text{SF} = \$2,575,000.00$

TOTAL = \$5,405,000.00

Additional Considerations:

- Planning scenario: build new / occupy new facilities / vacate existing facilities

Note1: 14,150 SF = approx. 75-student school

- Need to confirm anticipated program for total cost analysis.



OPTION C: HYBRID STRATEGY

Existing NKCES Offices:

- minor improvements, focus on exterior stabilization

Alternative School:

- phased improvements based upon greatest identified needs; school operates primarily on first level
- see KDE recommendation for (50) student alt. school

Professional Development:

- remove trailers; these agencies move into lower level of 1959 addition - minor improvements to accommodate change of use; renovate restrooms
- new secure vestibule/outside entry to offices
- training space(s) created in major renovation of / addition to lower level gymnasium

OPINION OF CONSTRUCTION COST (range):

Alternative School = \$ 975,000.00

Professional Dev. (renov.) = \$ 838,500.00

Offices (school lower level) = \$ 220,000.00

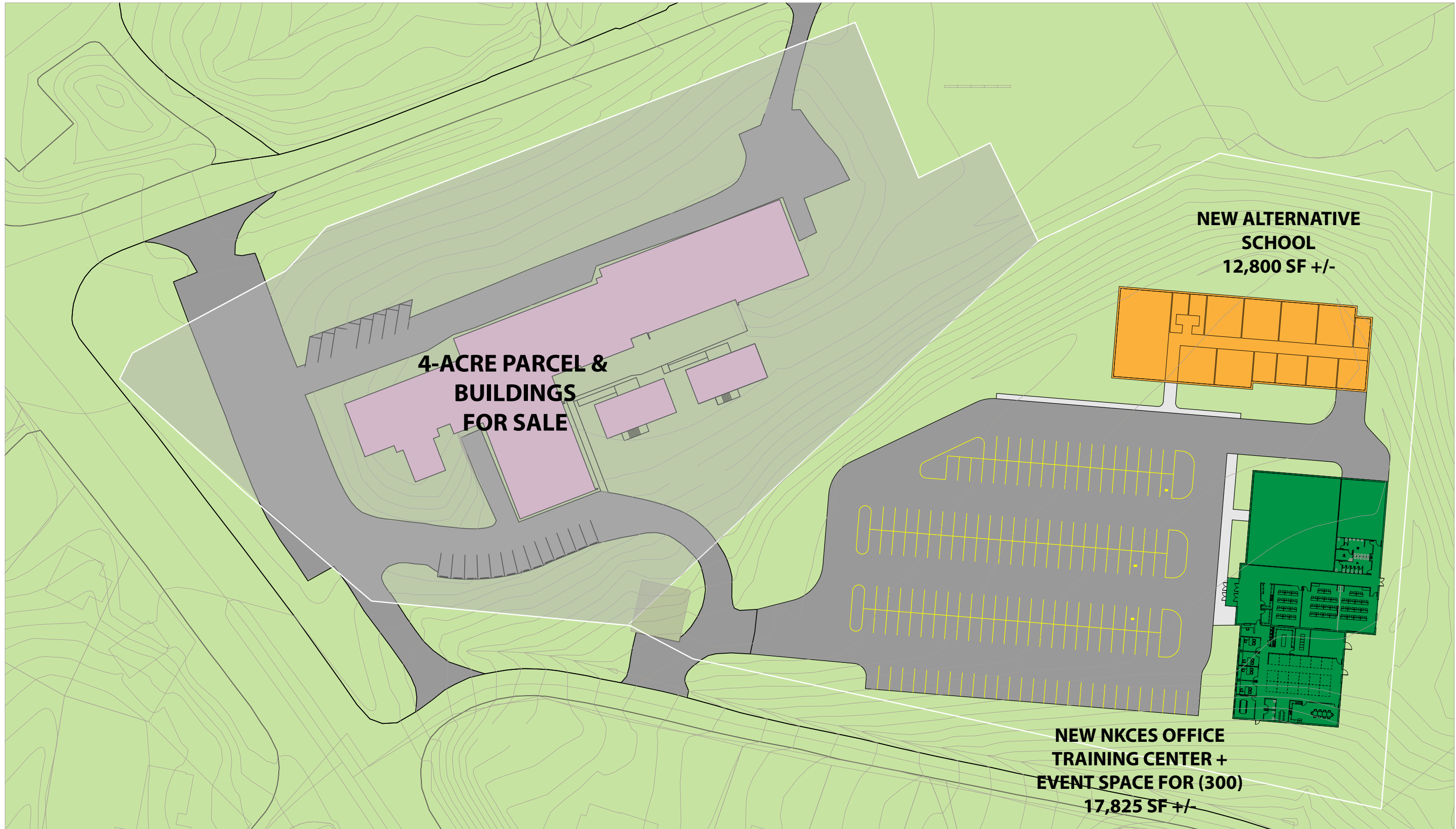
TOTAL = \$2,033,500.00

Additional Considerations:

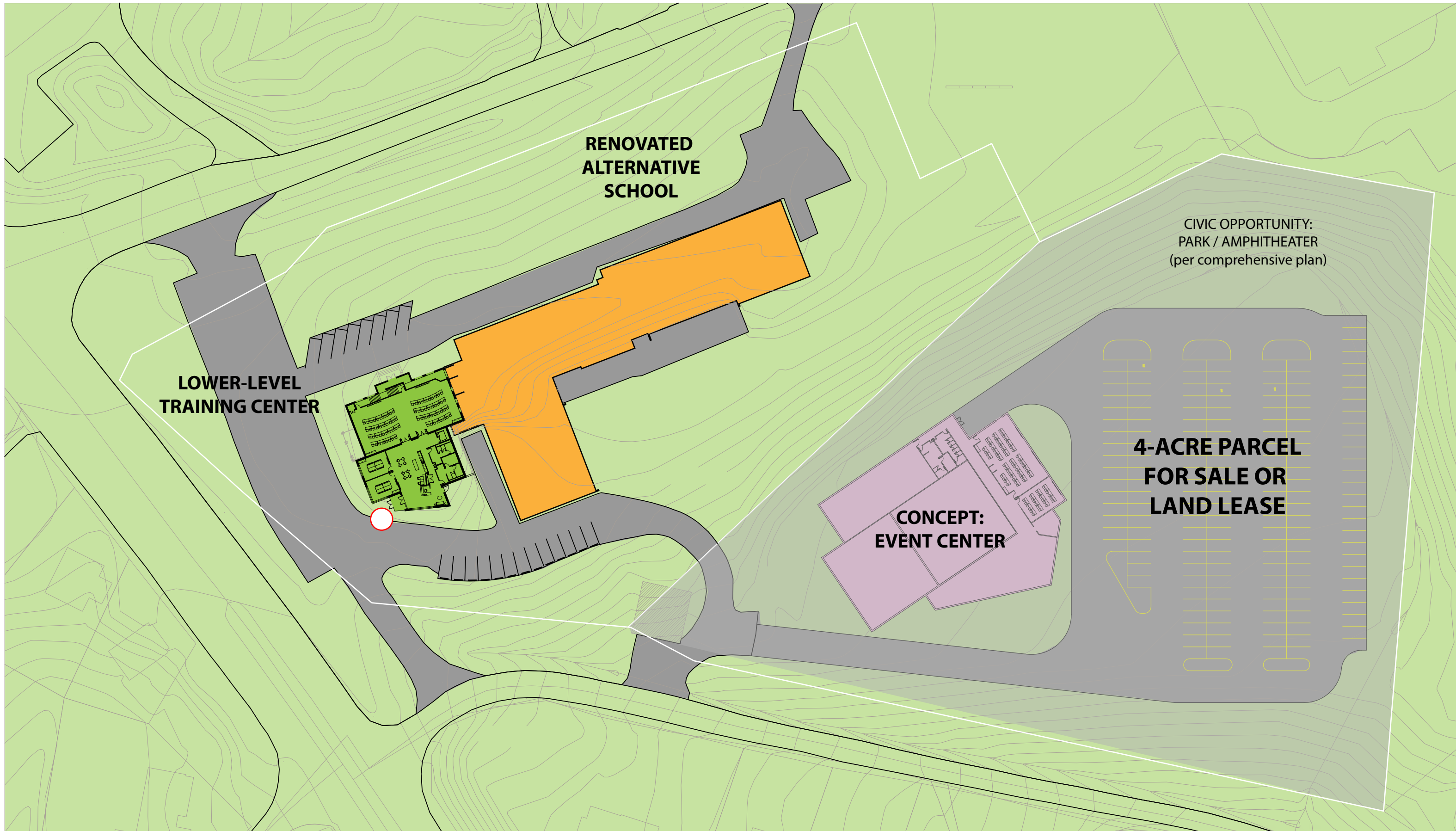
- Demo. existing locker room area and infill w/ new construction, including elevator. Improves aesthetic impact to 27 and creates formal entry to Professional Development Training Area

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OPTION B: All New Construction / Sell WEST half of property

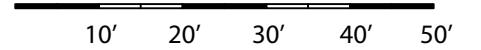


OPTION C-2.0: HYBRID STRATEGY / Sell -or- Land Lease EAST half of property

3,900 SF x \$215 = \$838,500.00
 3,800 SF x \$50 = \$190,000.00
 Restrooms = \$ 30,000.00

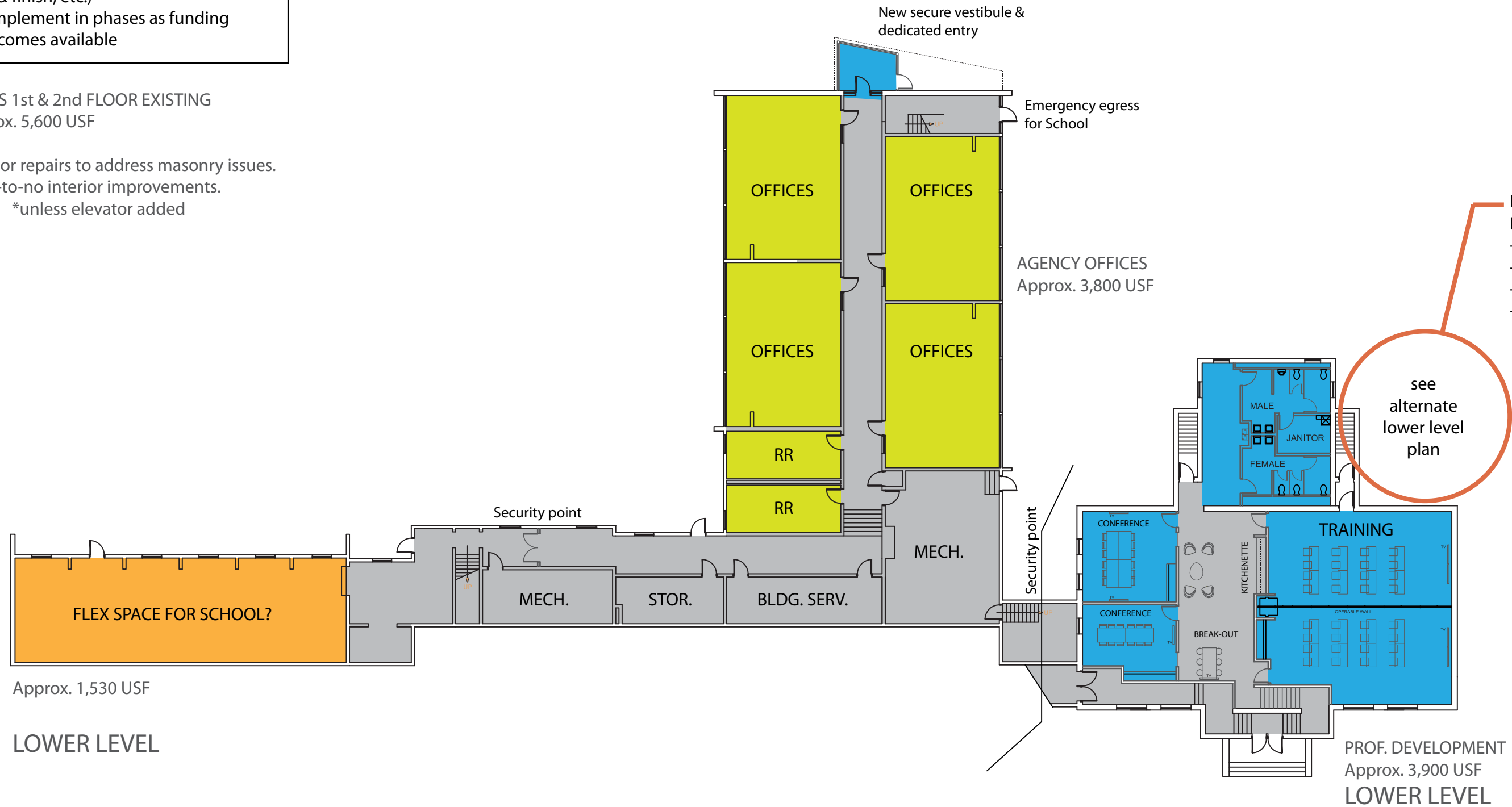
- "Scalable" cost factor based upon highest identified needs (security, MEP/T, exterior improvements, interior fit & finish, etc.)
 - Implement in phases as funding becomes available

- Major improvements
- Minor improvements if necessary
- stabilize building exterior
- Minor improvements to accomodate change of use



NKCES 1st & 2nd FLOOR EXISTING
 Approx. 5,600 USF

Exterior repairs to address masonry issues.
 Little-to-no interior improvements.
 *unless elevator added



OPTION C: HYBRID STRATEGY / Sell EAST half of property

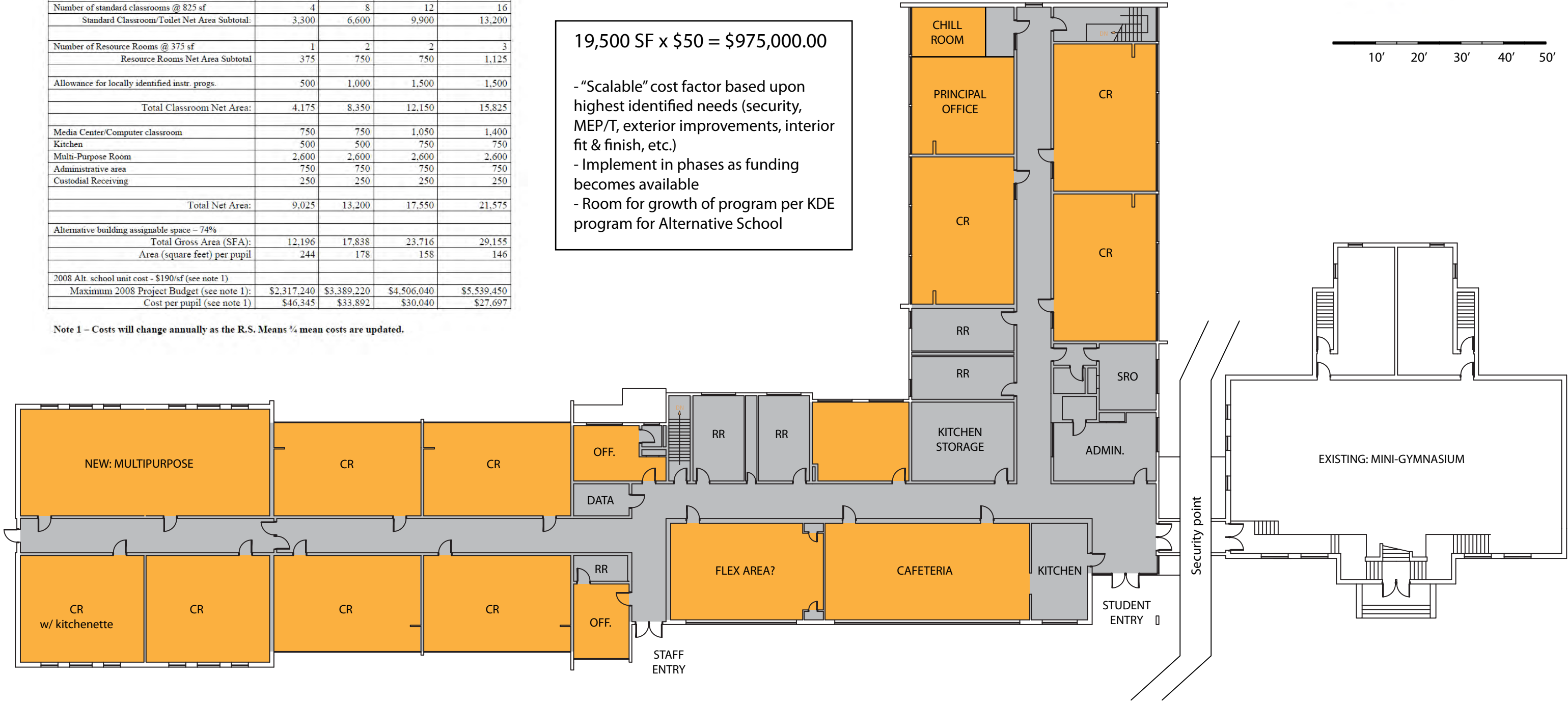
Table 304.7.5
MODEL PROGRAM OF SPACES FOR ALTERNATIVE SCHOOLS

Program Space	Alternative School Enrollment			
	50	100	150	200
Number of standard classrooms @ 825 sf	4	8	12	16
Standard Classroom/Toilet Net Area Subtotal:	3,300	6,600	9,900	13,200
Number of Resource Rooms @ 375 sf	1	2	2	3
Resource Rooms Net Area Subtotal	375	750	750	1,125
Allowance for locally identified instr. progs.	500	1,000	1,500	1,500
Total Classroom Net Area:	4,175	8,350	12,150	15,825
Media Center/Computer classroom	750	750	1,050	1,400
Kitchen	500	500	750	750
Multi-Purpose Room	2,600	2,600	2,600	2,600
Administrative area	750	750	750	750
Custodial Receiving	250	250	250	250
Total Net Area:	9,025	13,200	17,550	21,575
Alternative building assignable space – 74%				
Total Gross Area (SFA):	12,196	17,838	23,716	29,155
Area (square feet) per pupil	244	178	158	146
2008 Alt. school unit cost - \$190/sf (see note 1)				
Maximum 2008 Project Budget (see note 1):	\$2,317,240	\$3,389,220	\$4,506,040	\$5,539,450
Cost per pupil (see note 1)	\$46,345	\$33,892	\$30,040	\$27,697

Note 1 – Costs will change annually as the R.S. Means ¾ mean costs are updated.

19,500 SF x \$50 = \$975,000.00

- “Scalable” cost factor based upon highest identified needs (security, MEP/T, exterior improvements, interior fit & finish, etc.)
- Implement in phases as funding becomes available
- Room for growth of program per KDE program for Alternative School



ALTERNATIVE SCHOOL 1st FLOOR
EXISTING
Approx. 19,500 SF

MAIN LEVEL

OPTION C: HYBRID STRATEGY / Sell EAST half of property



ALTERNATE PLAN:
NEW CONSTRUCTION & DEDICATED ENTRY & SPACES FOR PROFESSIONAL DEVELOPMENT.

Renovated Area = 3,160 SF
New Construction Area = 3,315 SF
TOTAL AREA = 6,475 SF

6,475 SF x \$225/SF = \$1,456,875.00

Alternative School =	\$ 975,000.00
Offices =	\$ 220,000.00
New Prof. Development =	\$ 1,456,875.00
TOTAL =	\$2,651,875.00



OPTION C: HYBRID STRATEGY - New Professional Development